

**AGENDA**  
**CITY OF COSTA MESA**  
**REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR**  
**AGENCY TO THE REDEVELOPMENT AGENCY AND SPECIAL JOINT**  
**HOUSING AUTHORITY MEETING\***

**\*NOTE: ALL AGENCY MEMBERSHIPS ARE REFLECTED IN THE TITLE "COUNCIL MEMBER."**

**TUESDAY, JUNE 15, 2021**  
**COUNCIL CHAMBERS AND VIRTUAL LOCATIONS,**  
**77 FAIR DRIVE COSTA MESA, CALIFORNIA**  
**CLOSED SESSION 5:00 P.M.**  
**REGULAR MEETING 6:00 P.M.**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. The Governor's Executive Orders N-25-20 and N-29-20 suspend certain requirements of the Brown Act, and City Council Members and staff may choose to participate in person or by video conference.

If you would like to participate in these meetings, you can participate via the following options:

1. Attending in person: If you choose to attend the meeting in person, please note, attendees will be required to wear a face covering at all times while in the Council Chambers or City Hall and social distancing of 6 feet is required at all times between yourself and other individuals. Seating is limited to approximately 25 seats in Council Chambers on a first come, first serve basis. The public may begin lining up 30 minutes prior to the start of the 6:00 p.m. meeting. Members of the public seated inside the chambers may return to their seats after addressing City Council.
2. An overflow waiting area will be outside the Council Chambers with a television to view the meeting. Members of the public will be rotated in to address City Council during the public comment period of the meeting. After speaking, attendees will need to immediately exit the Council Chambers.
3. Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or [http://costamesa.granicus.com/player/camera/2?publish\\_id=10&redirect=true](http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true) and online at [youtube.com/costamesatv](https://www.youtube.com/c/costamesatv).
4. Zoom Webinar: (For both 5:00 p.m. and 6:00 p.m. meetings)  
Please click the link below to join the webinar:  
<https://zoom.us/j/98376390419?pwd=dnpFelc5TnU4a3BKWVlyRVZMalZZz09>  
Or sign into Zoom.com and "Join a Meeting"  
Enter Webinar ID: [983 7639 0419](#)/ Password: [905283](#)
  - If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
  - Select "Join Audio via Computer."

- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 5:00 p.m. and 6:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 983 7639 0419/ Password: 905283

During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

5. Additionally, members of the public who wish to make a comment on a specific agenda item, may submit a written comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). Comments received by 1:00 p.m. on the date of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.
6. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at 714-754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) **NO LATER THAN 12:00 Noon** on the date of the meeting. Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5):

Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city’s website at [www.costamesaca.gov](http://www.costamesaca.gov) or by clicking [here](#).

**As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.**

**CLOSED SESSION**  
**5:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS**

Members of the public are welcome to address the City Council only on those items on the Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Closed Session agenda.

**CLOSED SESSION ITEMS:**

**1. THREAT TO SECURITY**

Pursuant to subdivision (a) of Section 54957, California Government Code  
Consultation with: Costa Mesa Director of Emergency Services, and City Manager, Lori Ann Farrell Harrison; Bryan Glass, Police Chief; Dan Stefano, Fire Chief; and Jason Dempsey, Emergency Services Administrator.

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Section 54956.8, California Government Code  
APN:139-031-62,139-651-14; Property:1683 Sunflower Avenue, Costa Mesa, CA 92626  
Agency Negotiator: Lori Ann Farrell Harrison, City Manager  
Negotiating Parties: Brent Stoll, Rose Equities

**The City Council and Successor Agency to the Redevelopment Agency will recess for Closed Session.**

**REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR  
AGENCY TO THE REDEVELOPMENT AGENCY AND SPECIAL JOINT  
MEETING OF THE COSTA MESA HOUSING AUTHORITY**

**TUESDAY, JUNE 15, 2021 – 6:00 P.M.**

**JOHN STEPHENS**  
Mayor

**MANUEL CHAVEZ**  
Council Member - District 4

**JEFFREY HARLAN**  
Council Member - District 6

**ARLIS REYNOLDS**  
Council Member - District 5

City Attorney  
**Kimberly Hall Barlow**

**ANDREA MARR**  
Mayor Pro Tem - District 3

**LOREN GAMEROS**  
Council Member - District 2

**DON HARPER**  
Council Member - District 1

City Manager  
**Lori Ann Farrell Harrison**

**CALL TO ORDER**

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

Led by Council Member Gameros

**MOMENT OF SOLEMN EXPRESSION**

*[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]*

Pastor Phil Eyskens, Lighthouse Community Church, Costa Mesa

**ROLL CALL**

**CITY ATTORNEY CLOSED SESSION REPORT**

**PRESENTATIONS:**

1. Proclamation: Recognition of Juneteenth.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments are limited to 3 minutes, or as otherwise directed.

Comments on Consent Calendar items may also be heard at this time.

## **COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Each council member is limited to 4 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Chavez
2. Council Member Gameros
3. Council Member Harlan
4. Council Member Harper
5. Council Member Reynolds
6. Mayor Pro Tem Marr
7. Mayor Stephens

### **REPORT – CITY MANAGER**

### **REPORT – CITY ATTORNEY**

### **CONSENT CALENDAR: (Items 1-14)**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

#### **1. PROCEDURAL WAIVER: APPROVE THE READING BY TITLE ONLY OF ALL ORDINANCES AND RESOLUTIONS**

##### **RECOMMENDATION:**

City Council, Agency Board, and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.

#### **2. READING FOLDER**

Claims received by the City Clerk: Jose Valdez Delgado, Guadalupe Portillo, Arrah Valdez.

##### **RECOMMENDATION:**

City Council receive and file.

3. **WARRANT RESOLUTION NO. 2662** – Finance Department

RECOMMENDATION:

City Council approve Warrant Resolution No. 2662 of the City Council of the City of Costa Mesa, California, allowing certain claims and demands, including Payroll Register Nos. 21-11 for \$2,705,877.74; and City operating expenses for \$4,206,321.44.

4. **MINUTES** - City Manager's Office/City Clerk's Division

RECOMMENDATION:

City Council approve the Minutes of the Special Study Session meeting of May 25, 2021.

5. **REQUEST TO CANCEL THE REGULAR CITY COUNCIL MEETING OF JULY 6, 2021** - City Manager's Office/City Clerk's Division

RECOMMENDATION:

Staff recommends the City Council:

Cancel the regular meeting of Tuesday, July 6, 2021.

6. **MONTHLY UPDATE OF STRATEGIC PLAN GOALS AND SIX MONTH OBJECTIVES** - City Manager's Office

RECOMMENDATION:

Staff recommends the City Council:

Approve the June update to the work plan for the 2021 Strategic Plan's six-month objectives.

**Agenda continued on next page.**

7. **AMENDMENT #1 TO SUBRECIPIENT AGREEMENTS FOR PROGRAM ADMINISTRATION OF A COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) RENTAL ASSISTANCE PROGRAM**  
City Manager's Office

RECOMMENDATION:

Staff recommends the City Council and the Housing Authority Board of Directors:

1. Approve proposed Amendment No. 1 to the Subrecipient Agreement (SRA) with Mercy House Living Centers increasing the compensation by \$150,000, for a total Not-To-Exceed amount of \$330,321 and to add two one-year renewal terms for program administration of the City's CDBG-CV Rental Assistant Program for lower-income households without children.
2. Approve proposed Amendment No. 1 to the Subrecipient Agreement (SRA) with Serving People in Need (SPIN), Inc. increasing the compensation by \$250,000, for a total Not-To-Exceed amount of \$457,000 and to add two one-year renewal terms for program administration of a Rental Assistance Program for lower-income households with children.
3. Authorize the City Manager and the City Clerk to execute the amendments and future authorized amendments to the agreements.

8. **PURCHASE OF SIX NEW 2021 BMW R1250RT-P POLICE MOTORCYCLES**  
Police Department

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the purchase of six (6) new 2021 BMW R1250RT-P police motorcycles, based on pricing provided through a cooperative agreement with the City of Stockton, CA No. PUR-20-028.
2. Authorize the City Manager to execute the necessary documents for the purchase of six (6) new 2021 BMW R1250RT-P police motorcycles in the amount of \$191,078.51 from Long Beach BMW Motorcycles located at 2125 E. Spring Street, Long Beach, CA 90806.
3. Approve General Fund savings transfer of \$191,078.51 to the Equipment Replacement fund.

9. **SERVICES AGREEMENT FOR PUBLIC SAFETY HELICOPTER SUPPORT BETWEEN THE CITY OF HUNTINGTON BEACH AND THE CITY OF COSTA MESA** - Police Department

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Services Agreement for public safety helicopter support services between the City of Huntington Beach and the City of Costa Mesa.
2. Authorize the City Manager to execute the Services Agreement, in substantially the form as attached and in such final form as approved by the City Attorney, and future amendments to the Agreement.

10. **TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION** – Police Department

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the 2021 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approve the 2021 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center (“OCFEC”).
3. Authorize the City Manager to execute the agreements.
4. Authorize the City Manager to execute any amendments to the agreements, including, but not limited to, amendments increasing the maximum compensation to be paid to the City.

**Agenda continued on next page.**



**11. APPROVAL OF MEASURE Q – WAREHOUSE LEASE AGREEMENT**

Police Department

**RECOMMENDATION:**

Staff recommends the City Council:

1. Approve the lease agreement with Norwood Management, LLC for a 8,554 square foot warehouse space in Costa Mesa for additional evidence storage in connection with illegal dispensary operations for an initial twelve (12) month term from July 1, 2021 to June 30, 2022, with four (4) one-year renewal options. Rent will be \$12,500 per month during the initial term and will increase by 3% during each renewal period.
2. Authorize the City Manager and City Clerk to execute the lease agreement and future authorized changes and amendments to this Agreement.

**12. RENEWED MEASURE M (M2) ELIGIBILITY – Public Services Department**

**RECOMMENDATION:**

Staff recommends the City Council:

1. Approve the City's Maintenance of Effort (MOE) for Fiscal Year 2021-22.
2. Approve the M2 Seven-Year Capital Improvement Program (CIP) comprised of the City's Five-Year and future year CIP for Fiscal Year 2021-22 through Fiscal Year 2027-28.
3. Adopt Resolution No. 2021-xx for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program.

**Agenda continued on next page.**

13. **SECOND READING OF AN ORDINANCE 2021-10 FOR AN EXTENSION TO THE PACIFIC ARTS PLAZA DEVELOPMENT AGREEMENT 00-04 (19-02), GENERALLY LOCATED AT 3200 BRISTOL STREET**

Development Services Department

RECOMMENDATION:

Staff recommends the City Council:

1. Find the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061 (b) (3) (general rule) of the CEQA Guidelines because the amendment is merely a time extension for an existing development agreement and does not change the underlying project. In addition, the environmental analysis for the Project described in Environmental Impact Report No. 1047 (SCH No. 2000041100) and the subsequent Mitigated Negative Declaration described herein are applicable.
2. Give second reading to Ordinance No. 2021-10 to approve the two-year time extension and amendment to Development Agreement 00-04 (Development Agreement 19-02).

14. **SECOND READING AND ADOPTION OF AN ORDINANCE TO ADOPT CODE AMENDMENT CO-2021-01 TO AMEND TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT) AND AN ORDINANCE TO AMEND TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE REGARDING THE TAXATION, REGULATION, OPERATING REQUIREMENTS AND STANDARDS FOR CANNABIS USES INCLUDING RETAIL CANNABIS STOREFRONT AND NON-STOREFRONT USES TO IMPLEMENT THE CITY OF COSTA MESA RETAIL CANNABIS TAX AND REGULATION MEASURE (MEASURE Q)** – Development Services Department

RECOMMENDATION:

Staff recommends the City Council give second reading to and adopt:

- Ordinance No. 2021-08 to adopt Zoning Code Amendment CO-2021-01 amending Title 13, Chapter IX, Article 21 and Chapter IV, Table 13-30 of the Costa Mesa Municipal Code.
- Ordinance No. 2021-09 to amend Title 9, Chapter I, Article 5, Chapter II, Article 1, and Chapter VI of the Costa Mesa Municipal Code regarding the taxation and regulation for retail cannabis uses including storefronts and non-storefronts.

**AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR**

----- **END OF CONSENT CALENDAR** -----

## **PUBLIC HEARINGS:**

1. **BUSINESS IMPROVEMENT AREA (BIA) REAUTHORIZATION AND RESOLUTION TO LEVY ANNUAL ASSESSMENT** – City Manager's Office

### **RECOMMENDATION:**

Staff recommends the City Council:

1. Conduct a public hearing regarding the Business Improvement Area (BIA) reauthorization and levy of the annual assessment for Fiscal Year 2021-2022.
2. Adopt Resolution No. 2021-xx, confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for Fiscal Year 2021-2022 for a business improvement area covering certain Costa Mesa hotels and motels.

**Agenda continued on next page.**

2. **FISCAL YEAR 2021-22 PROPOSED OPERATING AND CAPITAL IMPROVEMENT PROGRAM BUDGET**

City Manager's Office/Finance Department

**RECOMMENDATION:**

Staff recommends the City Council:

1. Approve Resolution 21-xx, adopting the Proposed Fiscal Year 2021-22 Operating and Capital Improvement Budget as originally proposed on May 25, 2021; or
2. Approve an amended Resolution 21-xx adopting the Proposed Fiscal Year 2021-22 Operating and Capital Improvement Budget without the use of \$3.2 million in Declared Disasters Reserve, as outlined and discussed at the June 8, 2021 Budget Study Session; and,
3. Adopt Resolution 21-xx, adding the following job classifications and related pay ranges:
  - a. Active Transportation Coordinator; and
  - b. Arts Specialist; and
4. Authorize the City Manager and/or Finance Director to appropriate and transfer Federal American Rescue Plan (ARP) Funds as needed to comply with U.S. Treasury Guidelines and to facilitate audit review and compliance; and
5. Authorize the City Manager and/or Finance Director to appropriate and transfer current year (FY 2020-21) General Fund Reserves to the Equipment Replacement Fund to provide sufficient cash flow for the upcoming fiscal year.
6. Authorize the City Manager and City Attorney to enter into any and all agreements with Costa Mesa organizations to provide financial assistance for families with a financial hardship to participate in Parks and Community Services programs.
7. Authorize the City Manager and/or Finance Director to appropriate funds from the Golf Course Improvement Fund (Fund 413), as and if needed, to begin the process of updating the Golf Course's Five-Year Plan.

**Agenda continued on next page.**

3. [FINAL ENVIRONMENTAL IMPACT REPORT \(SCH NO. 2019050014\), GENERAL PLAN AMENDMENT GP-20-01, REZONE R-20-01, SPECIFIC PLAN SP-20-01, MASTER PLAN PA-19-19, TENTATIVE TRACT MAP NO. 19015, AND DEVELOPMENT AGREEMENT DA-20-02 FOR DEVELOPMENT OF A MIXED-USE PROJECT \(ONE METRO WEST\) LOCATED AT 1683 SUNFLOWER AVENUE](#) – Development Services Department

**RECOMMENDATION:**

Staff recommends the City Council:

1. Conduct a public hearing including presentations from staff and the applicant and receipt of public comments; and
2. Continue the item to the next regular City Council meeting in order to have further deliberations; or
3. Approve the EIR, General Plan Amendment, Master Plan, Tract Map and language of the Development Agreement, and give first reading to the Zoning Code Amendment, Specific Plan, and Ordinance adopting the Development Agreement.

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. [PROFESSIONAL SERVICES AGREEMENT TO PROVIDE BRIDGE SHELTER OPERATOR AT THE PERMANENT BRIDGE SHELTER AT 3175 AIRWAY AVENUE](#) – City Manager's Office

**RECOMMENDATION:**

Staff recommends the City Council and the Housing Authority Board of Directors:

1. Award a Professional Services Agreement (PSA) to Mercy House Living Centers in an annual amount of \$2,000,000 as the City's bridge shelter operator for a three-year term from July 1, 2021 – June 30, 2024, with two one-year extension options.
2. Authorize the City Manager, Executive Director of the Housing Authority, City Attorney and City Clerk, to sign and execute the proposed agreement, in substantially the form as attached and in such final form as approved by the City Attorney, and future authorized changes and amendments to the agreement and budget up to an additional ten percent (10%) contingency totaling \$200,000 per year as needed for unforeseen costs.

2. **APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COSTA MESA AND THE SAVE OUR YOUTH (SOY) FOR JOINT RECREATIONAL PROGRAMMING OPPORTUNITIES**

Parks and Community Services Department

**RECOMMENDATION:**

Staff recommends the City Council:

1. Approve a Memorandum of Understanding between the City of Costa Mesa and the Save Our Youth (SOY) for joint recreational programming opportunities.
2. Authorize the City Manager and City Attorney to enter into any and all documents needed to implement the MOU and absorb the estimated cost of \$42,000 from the City Manager's Contingency included in the budget.

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

**ADJOURNMENT**

The City of Costa Mesa's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov)